



CITY OF SOUTH FULTON  
PLANNING COMMISSION  
REGULAR MEETING  
TUESDAY, July 16, 2019 at 6:30 P.M.

Present: Chair Harold Reid, Vice Chair Alvin Reynolds, Jeannine Brown, Rodney Hadley, Shatekwa Floyd, Pamela Harvey, Janai Walters  
Absent: Winston Cook

Meeting Called to Order: Chair Harold Reid calls the meeting to order at 6:30pm. Following the roll call by Keedra Jackson.

1. APPROVAL OF MINUTES FROM JUNE 18, 2019 MEETING

**Planning Commissioner Pamela Harvey** made a motion to approve the minutes as written and **Planning Commissioner Jeannine Brown** second. **The vote passes unanimously.**

2. NEW BUSINESS

**a. Z19-001 1995 New Hope Road**

Senior Planner Keedra Jackson introduced the applicant's intent to rezone from R-3 to C-1 for commercial land use development. A Power Point was presented. Staff has recommended approval with conditions.

Charles Hoeffcker (representative for the applicant) present blow up illustrations and stated that these are same blow ups that presented at the last community meeting. In addition, he stated that the tip of the property is already zoned C-1. He displayed an image of the traffic circle that will be installed by GDOT to which four tenths of his client's property has been taken for the circle. Mr. Hoeffcker explained that sidewalks will be installed along New Hope Road and around up Boat Rock Road. He stated that last week they held a meeting at Regency Hills Club House with 27 members of the community in attendance. He stated that his client is a family that would like to build in this community and in the beginning his client was proposed a gas station; however, due to the community concern they have change their proposal to a 3-5 bay retail establishment. He further explained that one concern from the community was increased traffic which they have no intensions of increasing but providing to what is existing. He stated another concern how to get into the site. He explained at the entry points of New Hope and Boat Rock Road establish a right hand turn into the property with cement barriers. He stated that the community is concerned with the type of business, which he can't guarantee but it will have to conform to the zoning ordinances that is already in place. He stated that the Sandtown Overlay has a review process and the community would like to stay informed even down to the contractor that will be chosen. He stated the review process is 10 days and they would like to extend that to 20 days to give more time to review their plans. He stated that they presented the type of materials and colors that will be allowed at that area. Mr. Charles Hoeffcker also stated that it was his intension to update the board and try to address the community's concerns.

**Planning Commissioner Alvin Reynolds** made a motion to open public comment and **Planning Commissioner Pamela Harvey** second. **The vote passes unanimously to open public comment.**

Chair Harold Reid asked if there is anyone that would like to speak for or against this project.

Diane Osby stated that she is a long-time resident of Regency Hills and they have had several issues with the service station that is there now. She further stated that they do not know what they are going to bring there. She explained that they just got rid of the barber shop which was a drug haven and feels that because of traffic this will not be good for anyone. She stated that they should wait for the round about to see if traffic changes.

Brenda Colbert stated her concern is traffic and the amount of buildings and parking they are proposing on 1.3 acres of land. She stated that if there is a restaurant will there be enough parking and if they don't succeed it would create a blight in the neighborhood.

Edward Camp commented that he is a long-time resident of Regency Hills community and he is concerned about traffic because they must wait 10 minutes just to get on to Campbellton Road. He stated that in the Citgo station across the street they have four bays and it is 50% empty. Based on the building across the street there is a high probability that those bays will go empty as well and become an eyesore to the neighborhood. He asked for a deferment to wait for the roundabout and allow for the schematics to be seen and reviewed by the community.

Curtis Tumlin stated that he is concerned about the building and the traffic and what study has been done. He stated that he does not want any commercial building next to his house.

Debbie Davis stated that she is president of the Sandtown Community Association and they put together called the Blue Print Sandtown and an LCI and we laid out the vision for live work play for our area. Ms. Davis talked about the overlay and the rights of the developer, but we have years to put together a guide. She stated that they have at every corner from 285 all the way to Campbellton Road there are gas stations that sell lottery tickets. She stated that their vision was to have an anchor which they knew could change the community, and to have traffic calming purposes and keep the DOT coming down Campbellton and creating a four-lane highway. It is stated in the LCI that you have to value on to Campbellton Road to deter the DOT. We have Sandtown Middle school, A Phillip Randolph and they have identified live work play nodes and now they have a Publix up the road. On the corner of Campbellton and Campcreek Pkwy that land has been purchased with plans of building a mixed-use community, at Wallace Road to Wexwood Road. they are cutting streets. The population is changing the residential market is coming back and there shouldn't be a cookie cutter development for our community. She concluded that they ask that the board deny this request the developer to bring something to the community that will complement their vision.

Jewel Johnson stated she lives in Loch Loman community and her opinion that the proposed curb cuts will present nothing but trouble for the community and it will change the integrity of the community. She concluded by asking that the commission deny this request and allow the community to decide what they would like to see there.

Joseph Weatherspoon stated that he is the president of Regency Hills and that they did meet with the developers and a couple of things came from that meeting. He explained that they asked if there were previous buildings that they built from the ground up and they have limited building experience. He explained that they also asked what family business they had, and their answer was a package store and shopping center. He concluded and asked that the commission to deny this request.

Chair Harold Reid stated that the time has expired for public comment and asked for a motion to close the public comment.

**Planning Commissioner Rodney Hadley** made a motion to close public comment and **Planning Commissioner Janai Walters** second. **The vote passes unanimously to close public comment.**

Chair Harold Reid asked if there were any comments from the board.

Planning Commissioner Alvin Reynolds stated that the development is close to residential area and that there are certain documents that have not been provided as well as the concern regarding ingress and egress to the property and he would like to make a motion to deny.

Planning Commissioner Pamela Harvey stated that she agrees with Mr. Reynolds and she stated that she still has questions about the problems the residents could have. She further stated that they could still put a liquor store there which is allowed and the labels that can get pretty vague.

Planning Commissioner Rodney Hadley stated that based on the lack of success the that other property had he would oppose to expanding the same commercial until a further study.

Planning Commissioner Jeannine Brown stated that she thanks everyone for getting together as well as the staff for their recommendation.

Planning Commissioner Janai Walter stated that she is concerned with the other existing space and how it is affecting the community. She continues that she saw the indoor amusement and auto motive repair restrictions, however there can be more defined restrictions.

Chair Harold Reid stated that his concern is the trust me attitude and he has seen a footprint. He further stated that there is a motion on the floor.

Charles Hoeffcker stated that plans have been presented and records will speak for themselves.

Chair Harold Reid stated that he not seen the representation of a foot print.

**Planning Commissioner Alvin Reynolds** made a motion to deny this request. **Planning Commissioner Pamela Harvey** second. **The vote passes unanimously**

#### **b. Z19-002 7195 Butner Road**

Senior Planner Keedra Jackson read that the applicant would like to rezone from AG-1 to CUP. The applicant has asked for more time to meet with the community, staff has recommended deferral to August 20, 2019.

Carlos Arenas (applicant) stated that he wanted to apologize for not being at the last meeting. He stated that reason for the deferral is because they have been to a couple community meeting and they are trying to work out the community's concerns.

**Planning Commissioner Jeannine Brown** made a motion to open public comment and **Planning Commissioner Janai Walters** second. **The vote passes unanimously to open public comment.**

Chair Harold Reid asked if there is anyone that would like to speak for or against this project.

Vada Farmer stated that he lives directly across the street from this proposed project. He stated that he is opposed to this project because they were told that land is zoned for \$400,000 plus homes which energized a lot of people to move into the area. He further stated that the price point is zoned for 150 to 200 thousand and they paid over 300 thousand. He stated that they don't see how they are going to

squeeze all of those units in there with limited amenities. He also stated that he felt that they will be crossing the street to come and use their amenities. He conclude by asking why it is being rezoned.

Chair Harold Reid stated that the original design called for no rezoning, it was AG-1 and because it was AG-1 you could put one home per acre. He explained that now it has changed hands and he is using smaller lots and now he is reworking his plan.

Morrishane Collins stated that she lives across the street as well and she would not like the board to defer it again because as a community we have attempted to come several times to the meeting. She mentioned he should know what it will be and the more it is deferred the more the communities' input will diminish.

Teresa Turner stated that she is a resident of Camden Manor and she agreed with what her neighbors have stated. She stated that they are in limbo and they don't know what will happen and he needs to get it done, therefore she opposes the deferral.

Chair Harold Reid asked for a motion.

**Planning Commissioner Janai Walters** made a motion to close public comment and **Planning Commissioner Jeannine Brown** second. **The vote passes unanimously to close public comment.**

Jeannine Brown asked if the applicant is looking to purchase the land next to their property.

Carlos Arenas stated that they are addressing the concerns from the first community meeting and the homes won't be under 300 thousand. The reason they went back to the drafting board is because they have an additional parcel to be added and should be able to close at the end of the month.

Jeannine Brown asked when they will be able to have schematics of what they are proposing.

Carlos Arenas stated that before the end of this week they in negotiations with the property owner and if they can't purchase, they will move forward with the original plan.

Jeannine Brown asked staff if all of the requirements of how that area should look like to the builder.

Chair Harold Reid stated that there is the Cliftondale Overlay and it has very specific standards of what can be done, plus there is the South Fulton Subdivision Regulations.

Jeannine Brown stated that they are understanding of what it takes to build.

Planning Commissioner Alvin Reynolds stated that the development is close to a residential area and that there are certain documents that have not been provided as well as the concern regarding ingress and egress to the property and he would like to make a motion to deny. He said that what we are looking at here is the rezoning AG-1 to CUP and there are other elements that can be built there. He concluded that this also allows for smaller properties to be built there.

Chair Harold Reid stated that Camden Manor is CUP and the reason the developer used it because it allows them to vary the lot size and usage. He stated that the additional property has caused a shift in his focus.

**Planning Commissioner Pamela Harvey** made a motion to accept the deferral. **Planning Commissioner Janai Walter** second. **The vote passes 4 yays and 1 nay**

Chair Harold Reid stated that this is a general statement for the people that came out; know that you are not being excluded. He stated that the possible change in the size of the land is a material reason and to stay up on the bulletin board with the City of South Fulton and your community meetings.

**Planning Commissioner Janai Walters** made a motion to approve the minutes. **Planning Commissioner Rodney Hadley** second. **The vote passes unanimously.**

#### ADJOURNMENT

**Planning Commissioner Alvin Reynolds** made a motion to adjourn and **Planning Commissioner Jeannine Brown** second. **The vote passes unanimously to adjourn.**

  
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Harold Reid  
Chair, Planning Commission

  
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Shayla Reed  
Director, Community Development and Regulatory Affairs